

ALMENA TOWNSHIP
Van Buren County

ORDINANCE NO. 2024-08

**ORDINANCE ADOPTING AND AMENDING THE 2015 EDITION OF THE
INTERNATIONAL PROPERTY MAINTENANCE CODE**

At a regular meeting of the Township Board of Almena Township, Van Buren County, Michigan, held at the Almena Township Hall on November 20, 2024, at 6:30 p.m., Township Board Member M. Roman moved to adopt the following Ordinance, which motion was seconded by Township Board Member P. Denny Diget:

An Ordinance to adopt the 2015 Edition of the International Property Maintenance Code, with revisions, to regulate and govern the conditions and maintenance of all property, buildings, and structures within the Township; to provide standards for supplied utilities, facilities, and other physical aspects and conditions which are essential to ensure that structures are safe, sanitary, and fit for occupation and use; to provide for the condemnation and destruction of buildings and structures in the Township; and to provide for the issuance of permits and collection of fees, all to promote the health, safety, and wellbeing of citizens and visitors to Almena Township.

THE TOWNSHIP OF ALMENA ORDAINS:

SECTION 1. TITLE. This Ordinance shall be known as the “Almena Township Property Maintenance Code.”

SECTION 2. PURPOSE AND INTENT. The 2015 edition of the International Property Maintenance Code, copies of which are on file in the office of Almena Township (the “Township”), as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the Township, in the State of Michigan, for regulating and governing the conditions and maintenance of property, buildings, and structures. Each and all of the regulations, provisions, penalties, conditions, and terms of the Property Maintenance Code are referred to, adopted, and made a part of this Ordinance, as if fully set forth in this Ordinance, with the additions, insertions, deletions, and changes prescribed in Section 3 of this Ordinance.

SECTION 3. REVISIONS. The following Sections of the 2015 edition of the International Property Maintenance Code are revised as follows:

- A. Section 101.1. Insert “the Township of Almena.”
- B. Section 103.1. Replace existing text with “The Almena Township Ordinance Enforcement Officer(s) shall be designated to perform property maintenance inspections and shall serve as the executive officials in charge of this code and shall be known as the code official(s).”

- C. Section 103.5. Replace existing text with “The fees for activities and services performed by the code official in carrying out its responsibilities under this code shall be as determined from time to time by a Resolution of the Township Board.”
- D. Section 106.3. Replace “misdemeanor or civil infraction as determined by the local municipality” with “civil infraction.”
- E. Section 112.4. Replace “liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars” with “subject to a civil infraction and liable to a fine as provided in the Almena Township Civil Infraction Ordinance.”
- F. Section 302.4. Replace the first sentence of Section 302.4 with “Premises and exterior property within platted lots or site condominium units with existing single-family or two-family dwellings shall be maintained free from weeds and grass growth in excess of 12 inches.
- G. Section 304.3. Replace the last sentence with: “Numbers shall be in compliance with Fire Department requirements.”
- H. Section 304.14. Insert: “May 1,” and “November 1.”
- I. Section 602.3. Insert “September 1” and “June 1.”
- J. Section 602.4. Insert “September 1” and “June 1.”

SECTION 4. ENFORCEMENT & PENALTY. The Township hereby assumes the right and authority to administer and enforce this Ordinance and the 2015 International Property Maintenance Code in all manners authorized by law. A violation of this Ordinance and the Code shall be a civil infraction enforceable under and consistent with the Township’s Civil Infraction Ordinance.

SECTION 5. SEVERABILITY. Should any section, clause, or provision of this Ordinance be declared to be invalid by a court of competent jurisdiction, the same shall not affect the validity of the Ordinance as a whole or any part thereof other than the parts so declared to be invalid.

SECTION 6. SAVINGS CLAUSE. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

SECTION 7. REPEAL. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

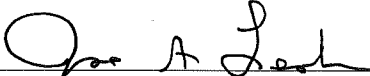
SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days following publication after adoption by the Township Board.

YEAS: J. Wagner, P. Denny-Diget, K.Redmond, T. Kloosterman, M. Roman, J. Leduc

NAYS: None

ABSENT: S. Rickli

ORDINANCE DECLARED ADOPTED



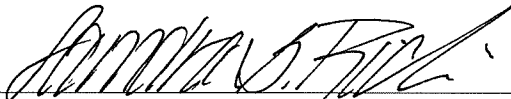
Joe Leduc, Almema Township Supervisor

CERTIFICATE

STATE OF MICHIGAN)
) ss
COUNTY OF VAN BUREN)

I, the undersigned, the duly qualified and acting Clerk for Almema Township, Van Buren County, Michigan, HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Almema Township Board at a meeting held on November 20, 2024.

ATTESTED:



Sandra Rickli, Almema Township Clerk